

WELCOME!

Community Meeting



West End
Small Area Plan Restart
October 26, 2019



Welcome!

- Coffee and Bagels in the back!
- Restrooms across the hall (follow signs)
- Feel free to get up as needed to

-
- Presentation (35 mins)
 - Breakout Groups (60 mins)
 - Report & Wrap Up (15 mins)

What is Small Area Planning?

1. What is Small Area Planning? 
2. Existing Conditions
3. Existing Guidance
4. Opportunities for Future Improvements
 - Vision/Urban Design
 - Mobility & Accessibility
 - Land Use/Zoning
 - Environment/Parks & Open Space

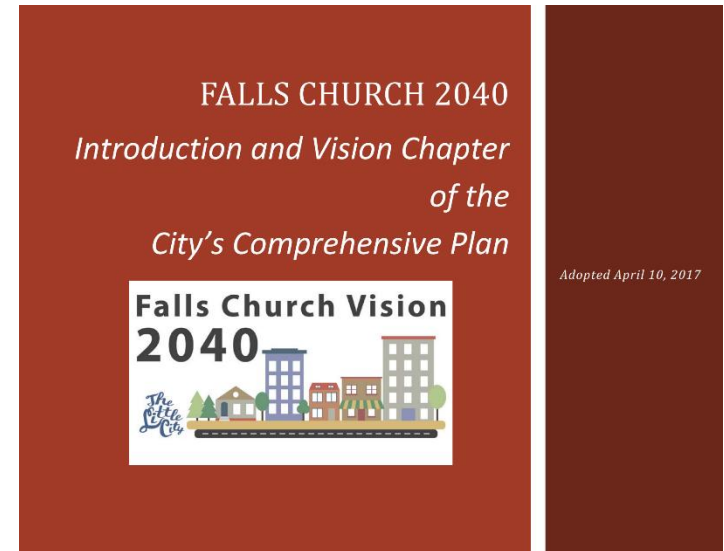
What is Small Area Planning?

- Long-range plan applied to smaller area to address unique issues with tailored solutions
- Provides an area-specific framework for redevelopment within the guidelines of the City's Comprehensive Plan



Why is the City doing a Small Area Plan?

- Comprehensive Plan created Planning Opportunity Areas (POAs):
 - Areas where property may be underutilized
 - Recommended areas for additional development or redevelopment



Other Small Area Plans

West Broad

Approved April 2016

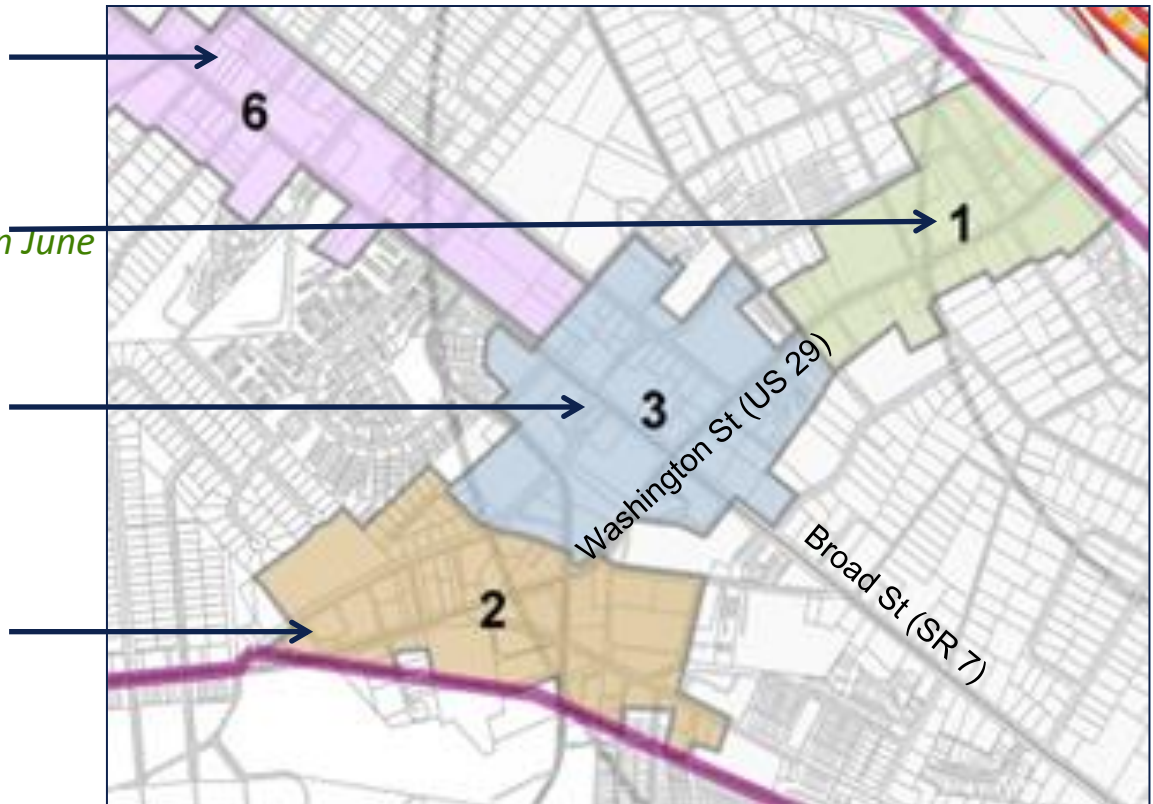
North Washington Street *Approved in June 2012*

Downtown

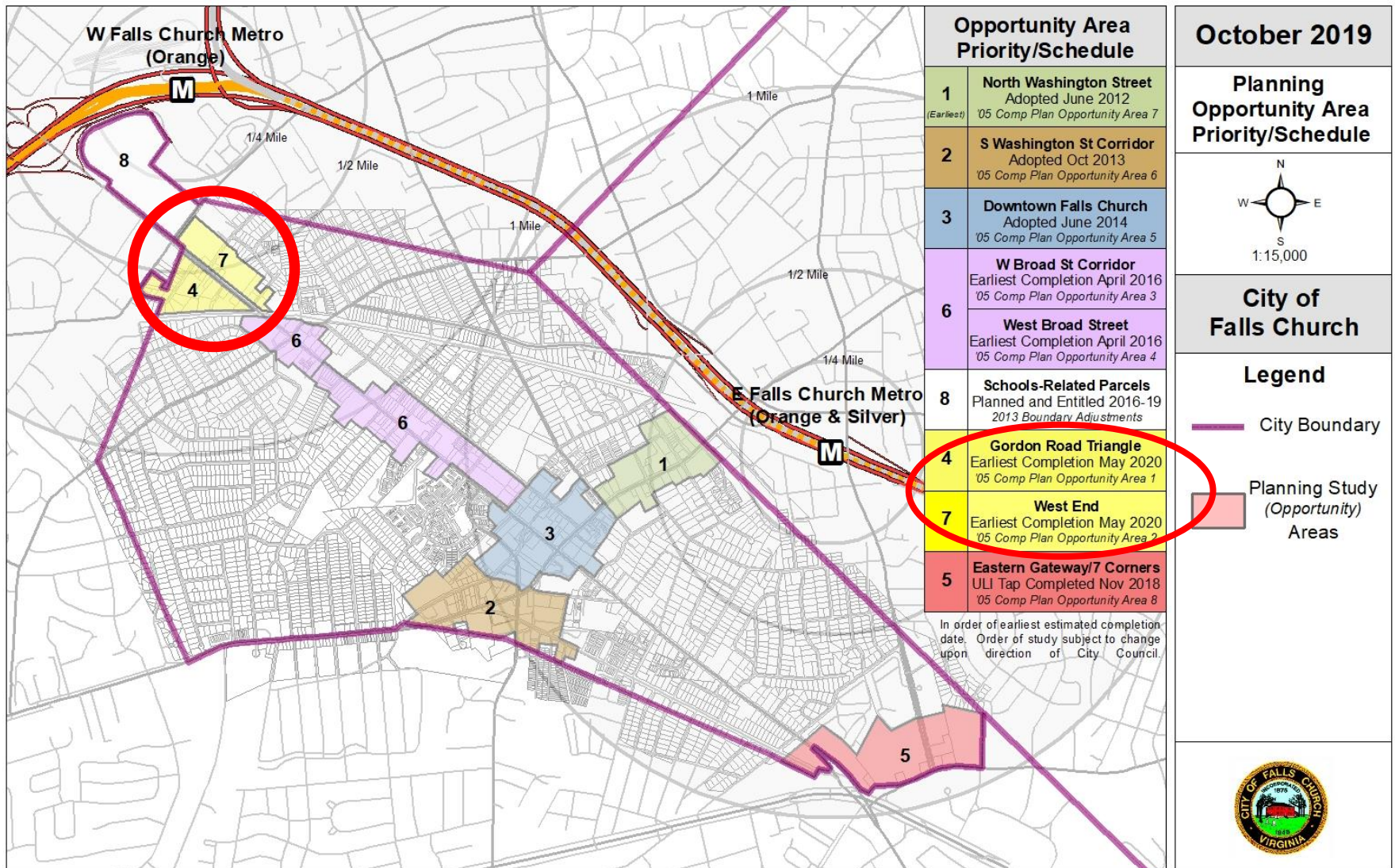
Approved June 2014

South Washington Street Corridor

Approved in October 2013



Plan for Planning



Next Steps

Task	June 2019	July 2019	Aug. 2019	Sept. 2019	Oct. 2019	Nov. 2019	Dec. 2019	Jan. 2020	Feb. 2020	Mar. 2020	Apr. 2020	May 2020
Stakeholder Meeting	✓											
Community Meetings					✓							
Drafting			✓	✓								
PC WS												
CC WS												
Referral to B+Cs												
Plan Revisions												
PC PH/Action												
CC PH/Action												

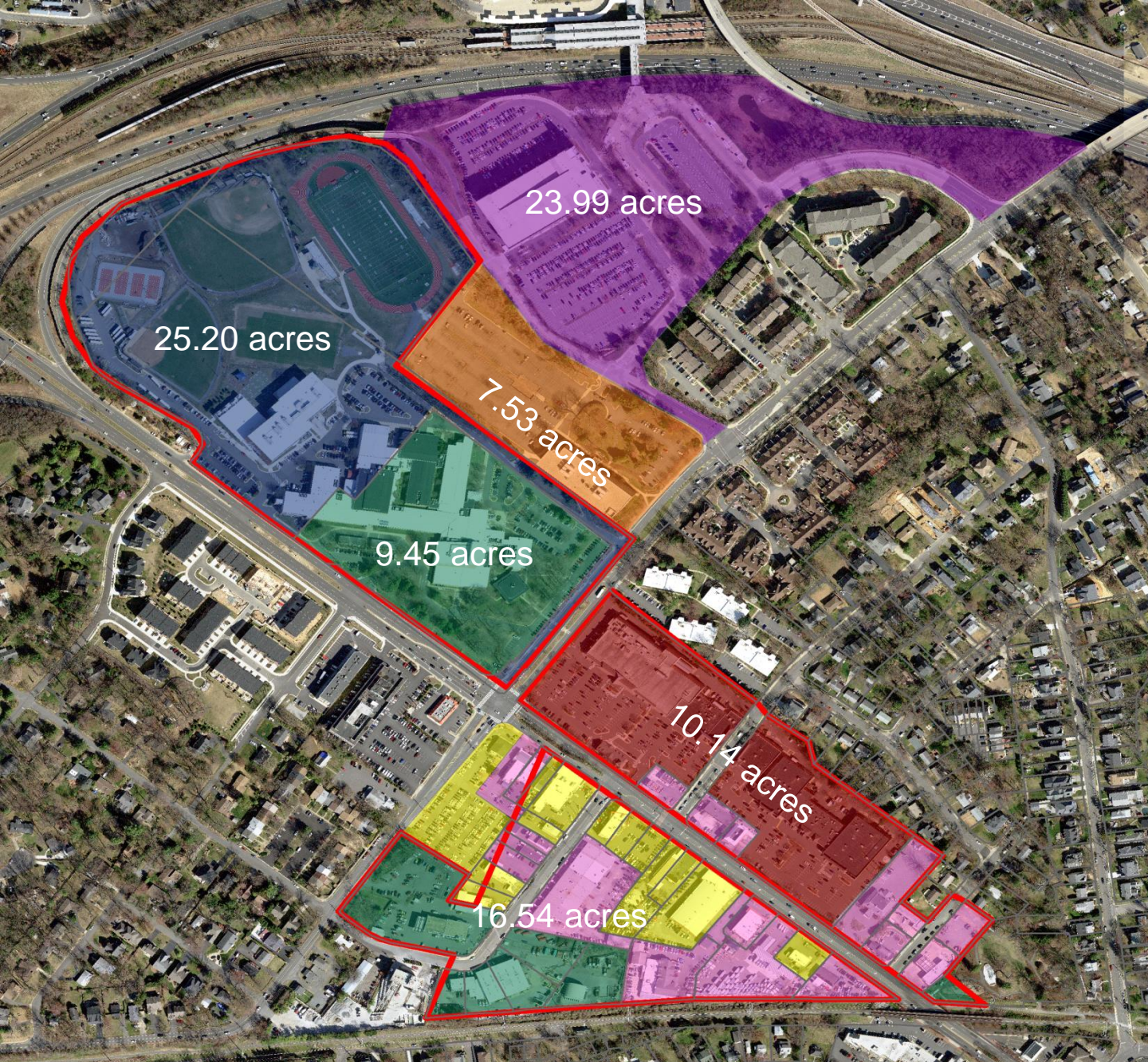
*PC=Planning Commission; CC = City Council; WS = Work Session; B+Cs= Boards & Commissions; PH = Public Hearing

Existing Conditions

1. What is Small Area Planning?
2. **Existing Conditions** 
3. Existing Guidance
4. Opportunities for Future Improvements
 - Vision/Urban Design
 - Mobility & Accessibility
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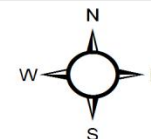


Sources: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, AeroGRID, IGN, and the GIS User Community



Property Owners

Planning Opportunity Area 4, 7, & 8



City of Falls Church

Legend

Property Owners

- City of Falls Church
- City of Falls Church School Board
- Beyer
- Federal Realty Investment Trust
- Mixed Ownership
- UVA/Virginia Tech
- WMATA
- Planning Opportunity Areas



0 140 280 420 560 Feet

What is West Falls Church like now?



What is West Falls Church like now?



What is West Falls Church like now?



What is West Falls Church like now?



What is West Falls Church like now?

**Metro Connections
but low accessibility without car**



What is West Falls Church like now?

Opportunity for a gateway
A sense of place



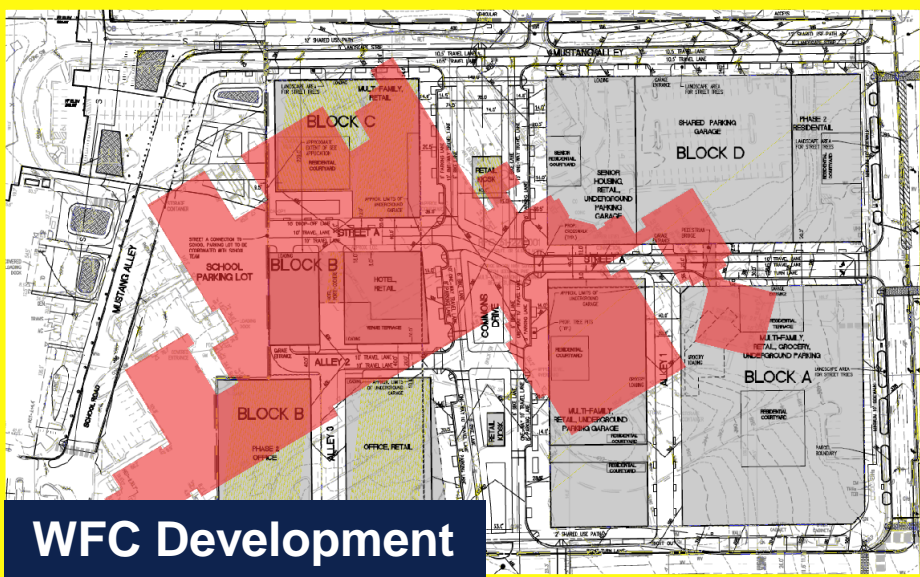


**New
Projects**



**New
Projects**



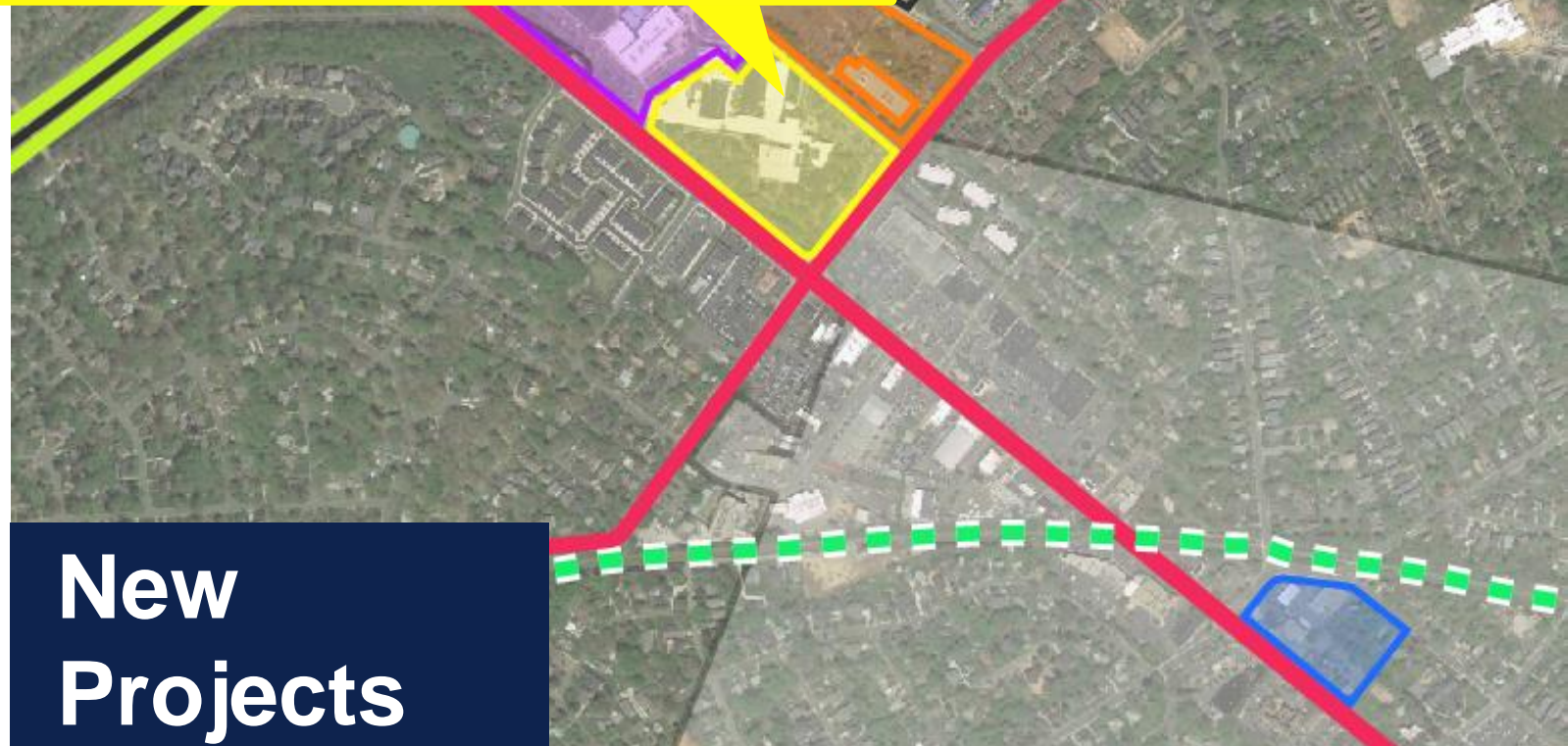


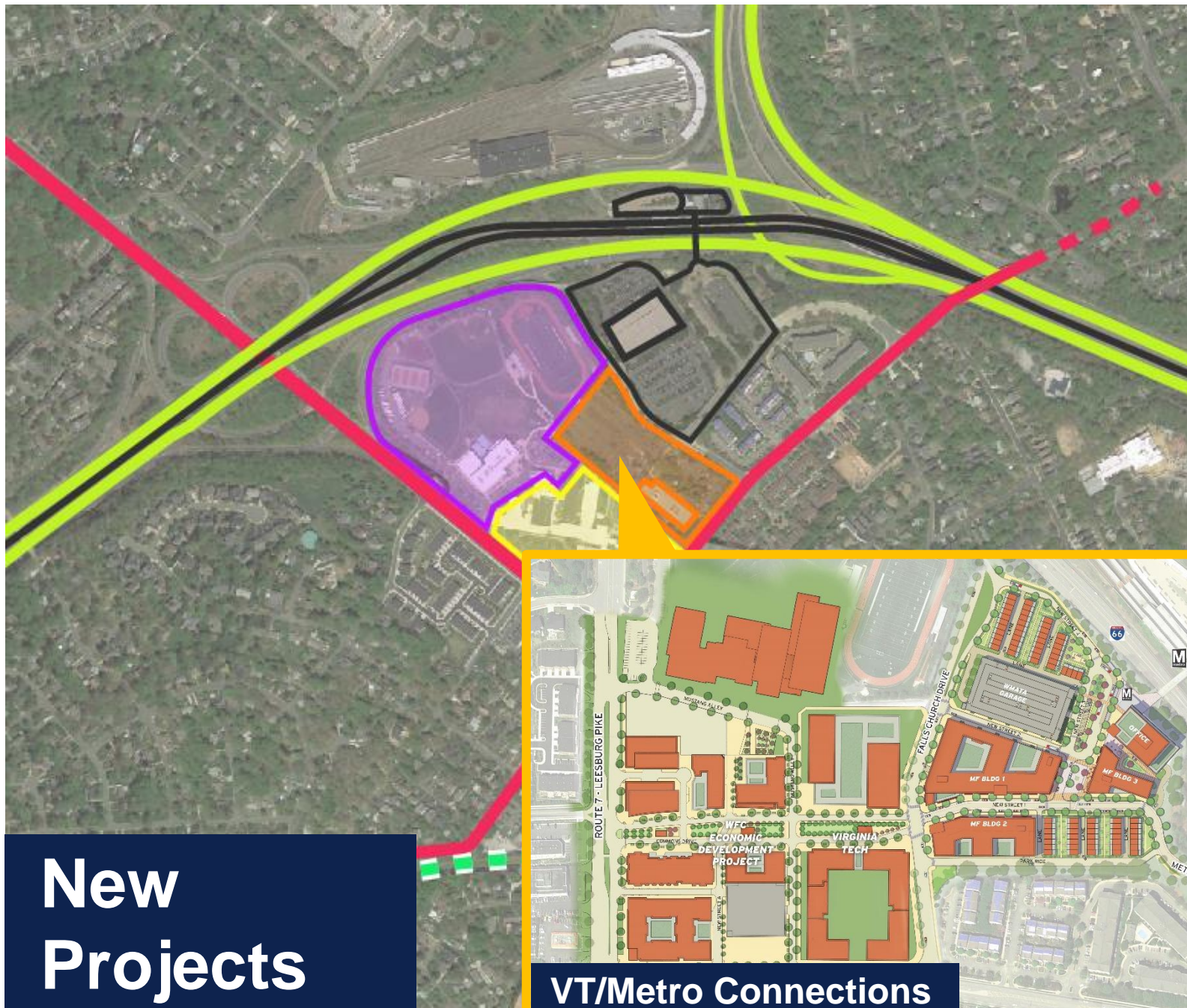
WFC Development



WFC Concept Rendering

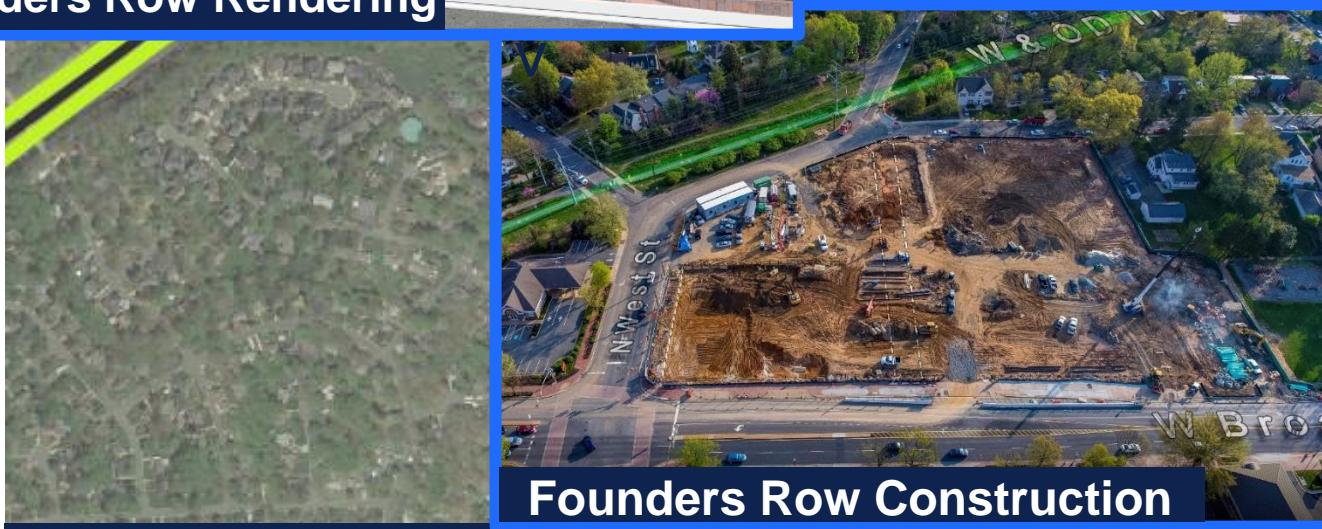






**New
Projects**

VT/Metro Connections



**New
Projects**



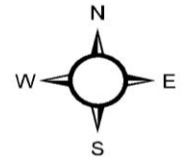
Existing Guidance

1. What is Small Area Planning?
2. Existing Conditions
3. Existing Guidance 
4. Opportunities for Future Improvements
 - Vision/Urban Design
 - Mobility & Accessibility
 - Land Use/Zoning
 - Environment/Parks & Open Space



Future land use maps show the community's long-range vision and are intended to guide land use decisions.

Future Land Use

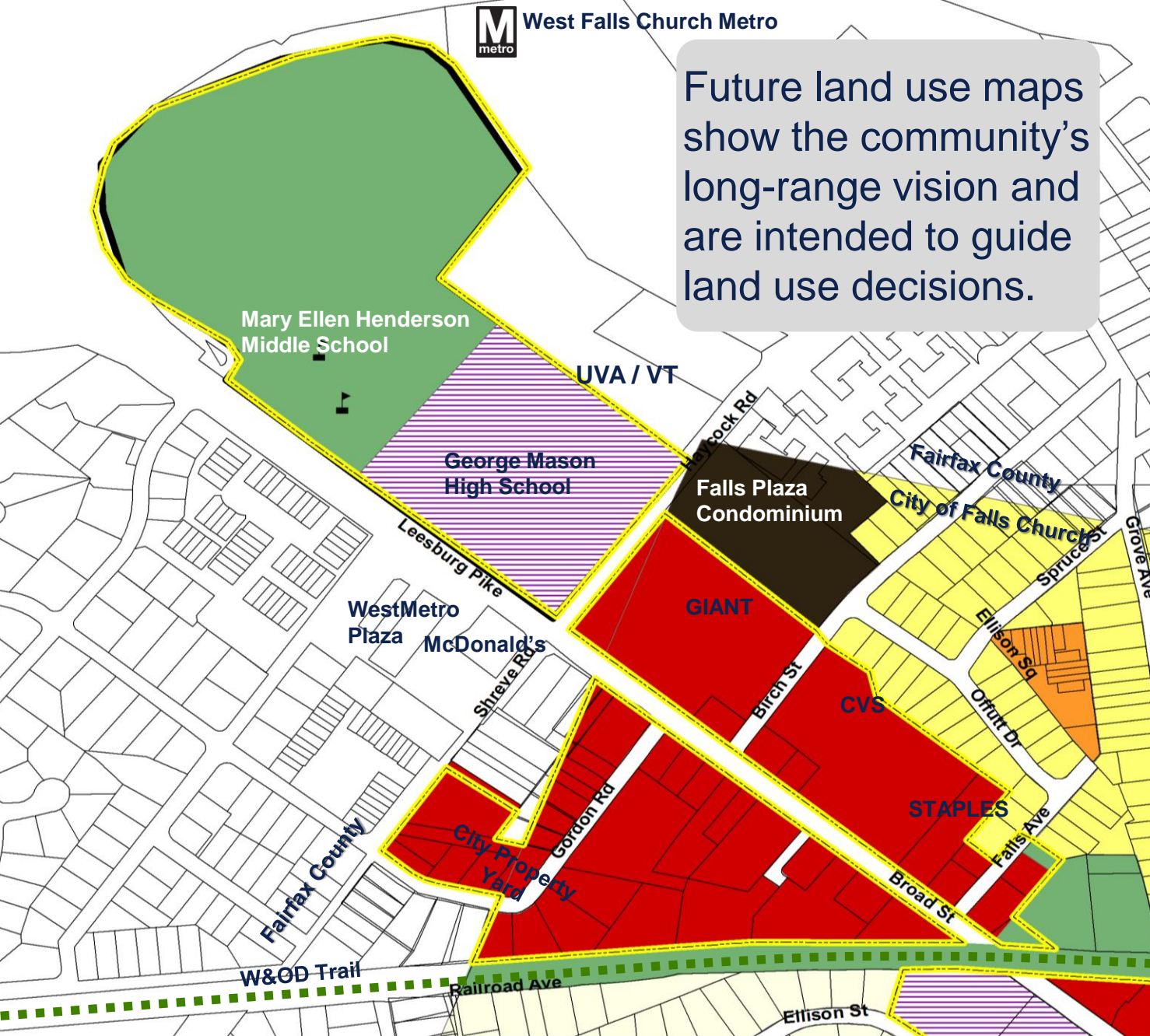


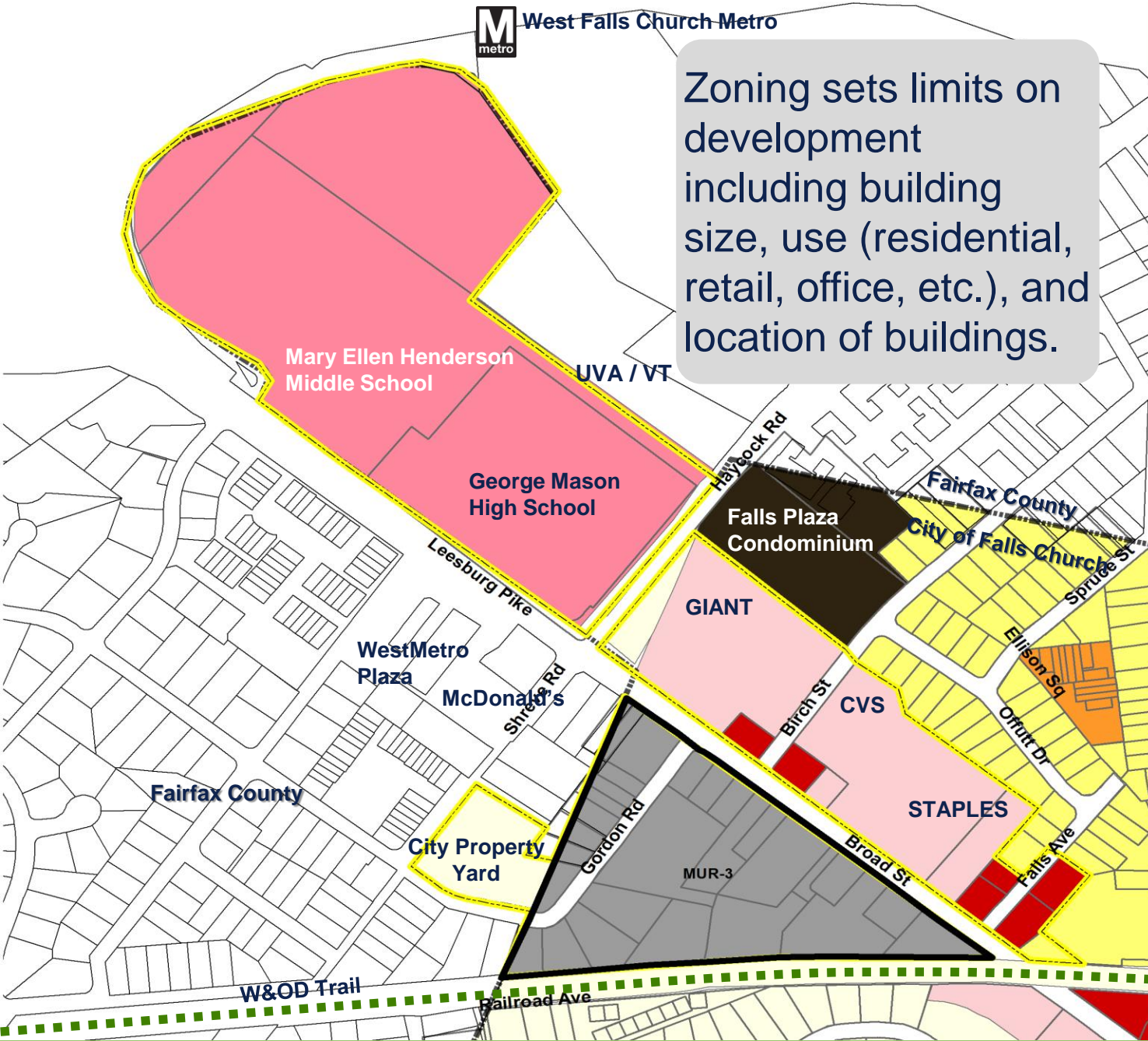
Legend

- Business
- High Density Residential
- Low Density Residential (4.0)
- Low Density Residential (6.0)
- Medium Density Residential
- Mixed-Use
- Park and Open Space
- Private Institutions
- Public Facilities and Institutions
- Transitional
- Planning Opportunity Areas
- Revitalization District
- School



0 110 220 330 440 Feet

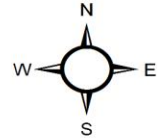




Zoning sets limits on development including building size, use (residential, retail, office, etc.), and location of buildings.

Zoning

Planning Opportunity Area 4, 7, & 8



Legend

- Planning Opportunity Areas
- Parcel
- Mixed-use Redevelopment
- Zoning District**
 - B-1, Limited Business (55-85')
 - B-2, Central Business (75-115')
 - B-3, General Business (55-85')
 - M-1, Light Industry
 - R-1A, Low Density Residential
 - R-1B, Medium Density Residential
 - R-C, Cluster Residence
 - R-M, Multifamily Residential



0 130 260 390 520 Feet

2005 Comprehensive Plan Guidance

- Improve urban design
- Enhance transportation connections & accessibility
- Develop retail frontage along West Broad St
- Encourage lot consolidation



2005 Comprehensive Plan Guidance

- Improve urban design
- Enhance transportation connections & accessibility
- Develop retail frontage along West Broad Street



2018 Comprehensive Plan Guidance

- Incorporate high quality urban design
- Develop a flexible & connected street grid
- Enhance multi-modal access



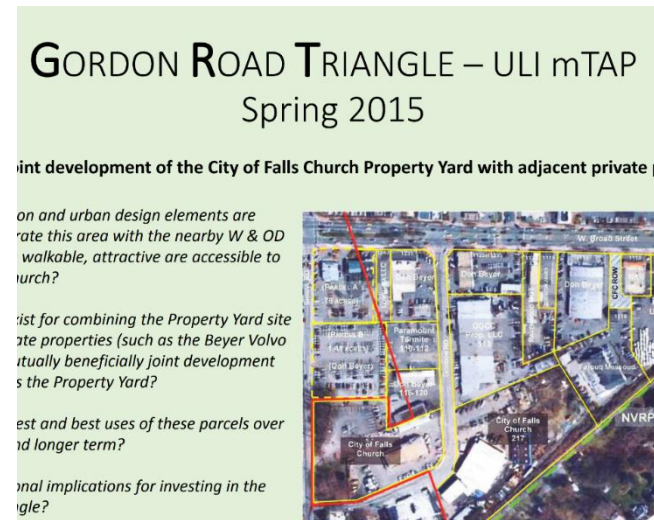
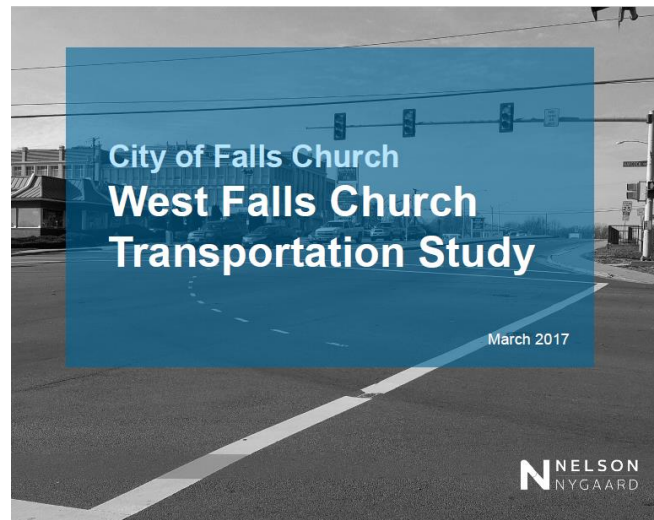
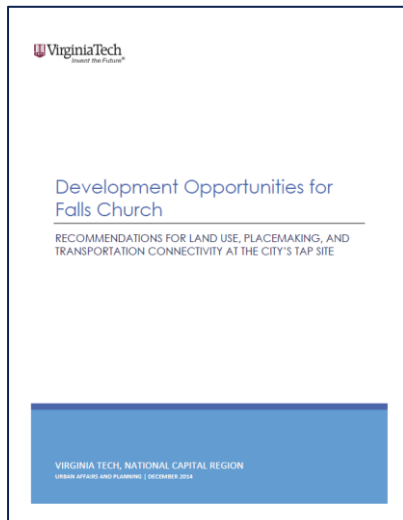
Site History and Past Studies

Dec 2010	Gordon Road Student Study
Dec 2013	Boundry Adjustment
Oct 2014	ULI Technical Assistance Panel Study (TAP)
Dec 2014	Virgina Tech Study
Mar 2015	ULI Mini-TAP
Aug 2016	Comprehensive Plan Admendment [Revitalization Areas]
Mar 2017	UDA Grant - Urban Design Guidelines
Jun 2017	Nelson Nygaard Study
Jan 2018	Comprehensive Plan Admendment [Revitalization District / Land Use Change]
Aug 2018	Zoning Ordinance Amendment
Dec 2018	Zoning Map Amendment
July 2019	WFC Special Exception Entitlement Approval

STUDIES

ACTIONS

Six Previous Studies





FINDINGS & RECOMMENDATIONS

URBAN DESIGN

- Create attractive streetscapes
- Create a connected street grid
- Establish a welcoming gateway into the City
- Incorporate public art
- Create a visual theme for sites



MOBILITY & ACCESSIBILITY

- Enhance safety with pedestrian-oriented design
- Promote shared parking throughout the POA
- Design wayfinding system to West Falls Church Metro
- Create a bicycle network and connect to the W&OD Trail
- Incorporate shared streets, or woonerfs, within site redevelopment

FINDINGS & RECOMMENDATIONS





FINDINGS & RECOMMENDATIONS



LAND USE & ZONING

- Designate redevelopment parcels for mixed-use
- Annex remaining land within Gordon Triangle into the City





FINDINGS & RECOMMENDATIONS



PARKS & OPEN SPACE

- Create an environmentally-responsible district
- Create new park & open space
- Green plazas and promenades
- More street-tree coverage
- Incorporate sustainable elements (green roofs/stormwater BMPs)

Opportunities for Future Improvements

1. What is Small Area Planning?
2. Existing Conditions
3. Existing Guidance
4. **Opportunities for Future Improvements** 
 - Vision/Urban Design
 - Mobility & Accessibility
 - Land Use/Zoning
 - Environment/Parks & Open Space



Vision / Urban Design

URBAN EXPERIENCES

- Wide sidewalks
- Places for sitting
- Café areas
- Attractions for all ages
- Landscaping
- Street trees
- Flexible space
- Public art



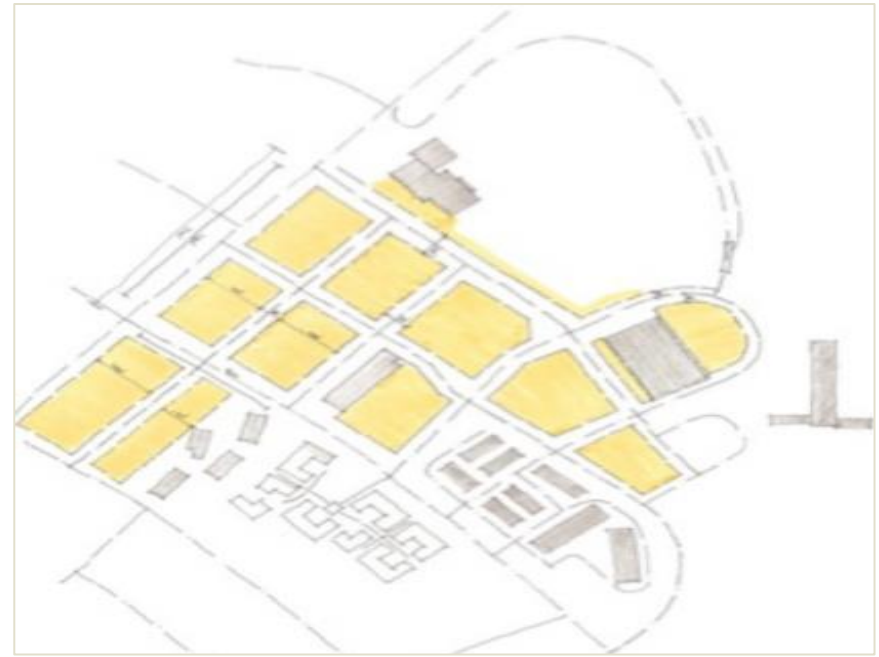
Founders Row



West Falls Church

URBAN FOUNDATION

- Smaller walkable block sizes
- Reduced building setback
- Street grids that provide connectivity to adjacent sites
- Wayfinding to transit connectors
 - W&OD
 - Metro
 - Bus





Mobility & Accessibility

PEDESTRIAN IMPROVMENTS

- Widen Sidewalks
- Fewer Curb-cuts
- Planted Medians
- Mid-Block Crossings
- Interior Block Paths
- Engaging Streetscape
- Reduced Building Setbacks



ULI Mini-TAP Walk Study

Scored: 40 / 100

“Most errands require a car”

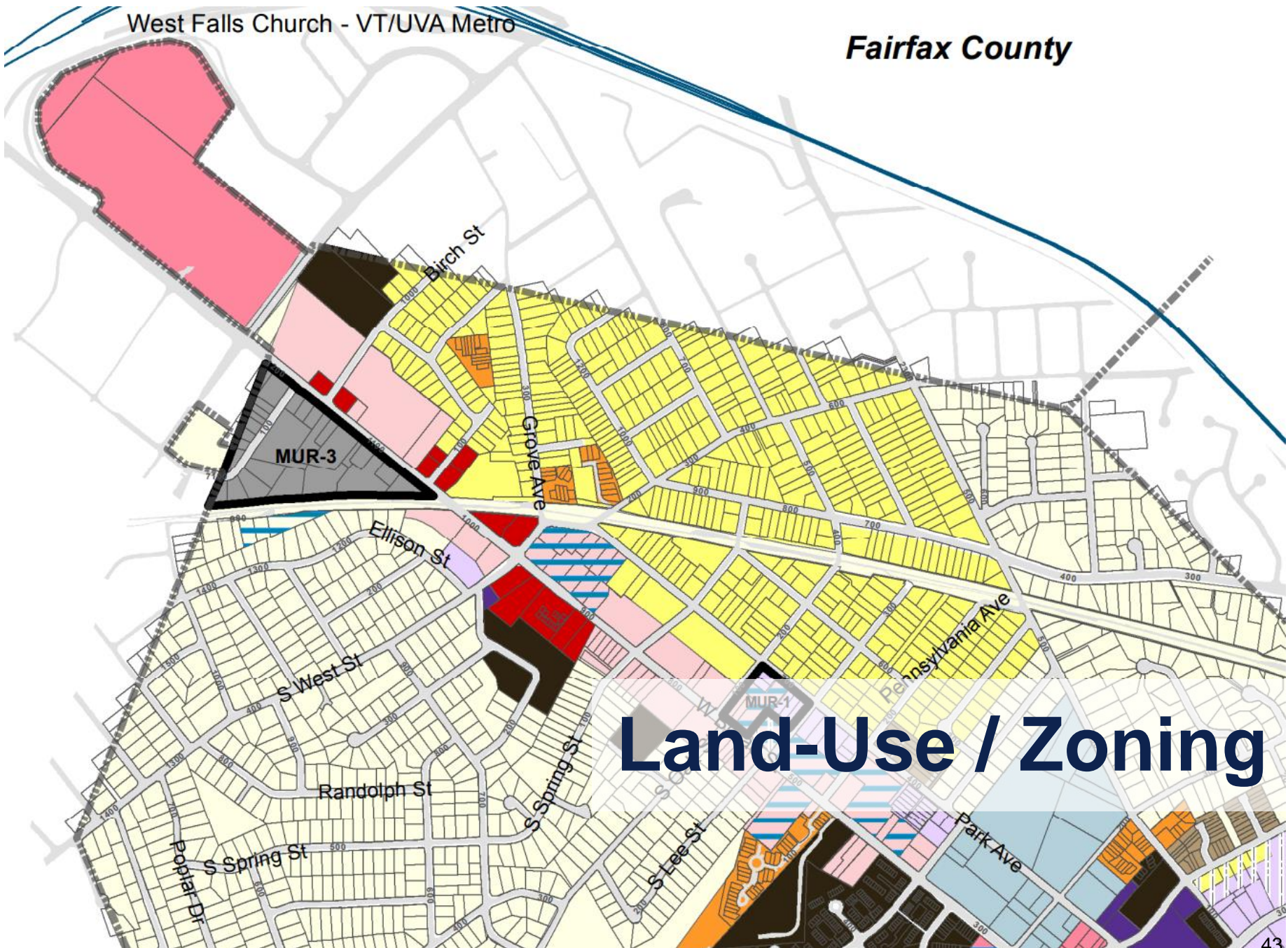


Existing Conditions

NEW GRID

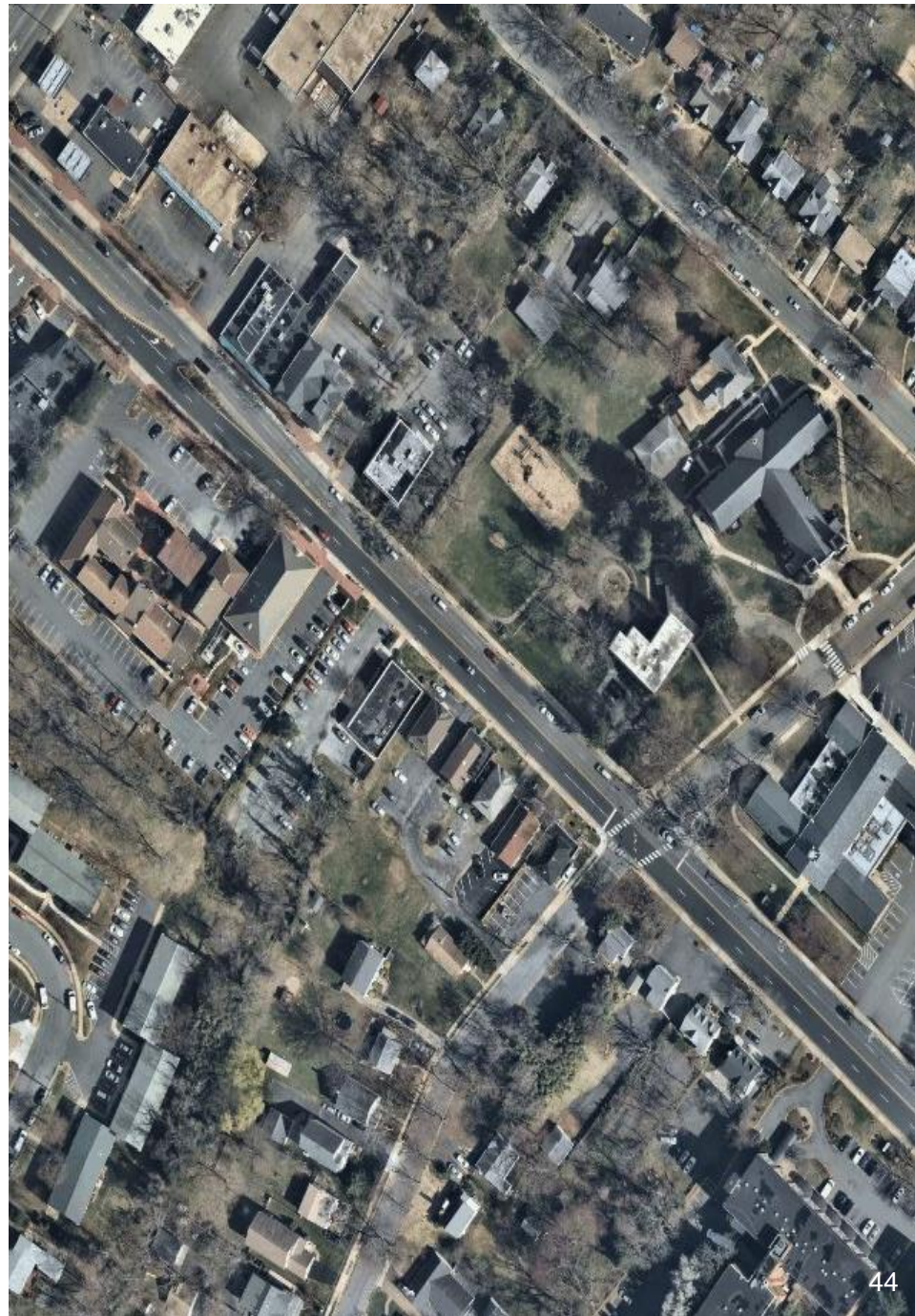
- Breaking up larger blocks
- Creating W&OD connections
- Framework for potential experiences





LAND USES

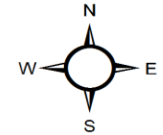
- Mixed-Use
- Designate Gordon Road parcels for mixed use
- Parks & open space areas





Potential Future Land Use

Planning Opportunity Area 4, 7, & 8

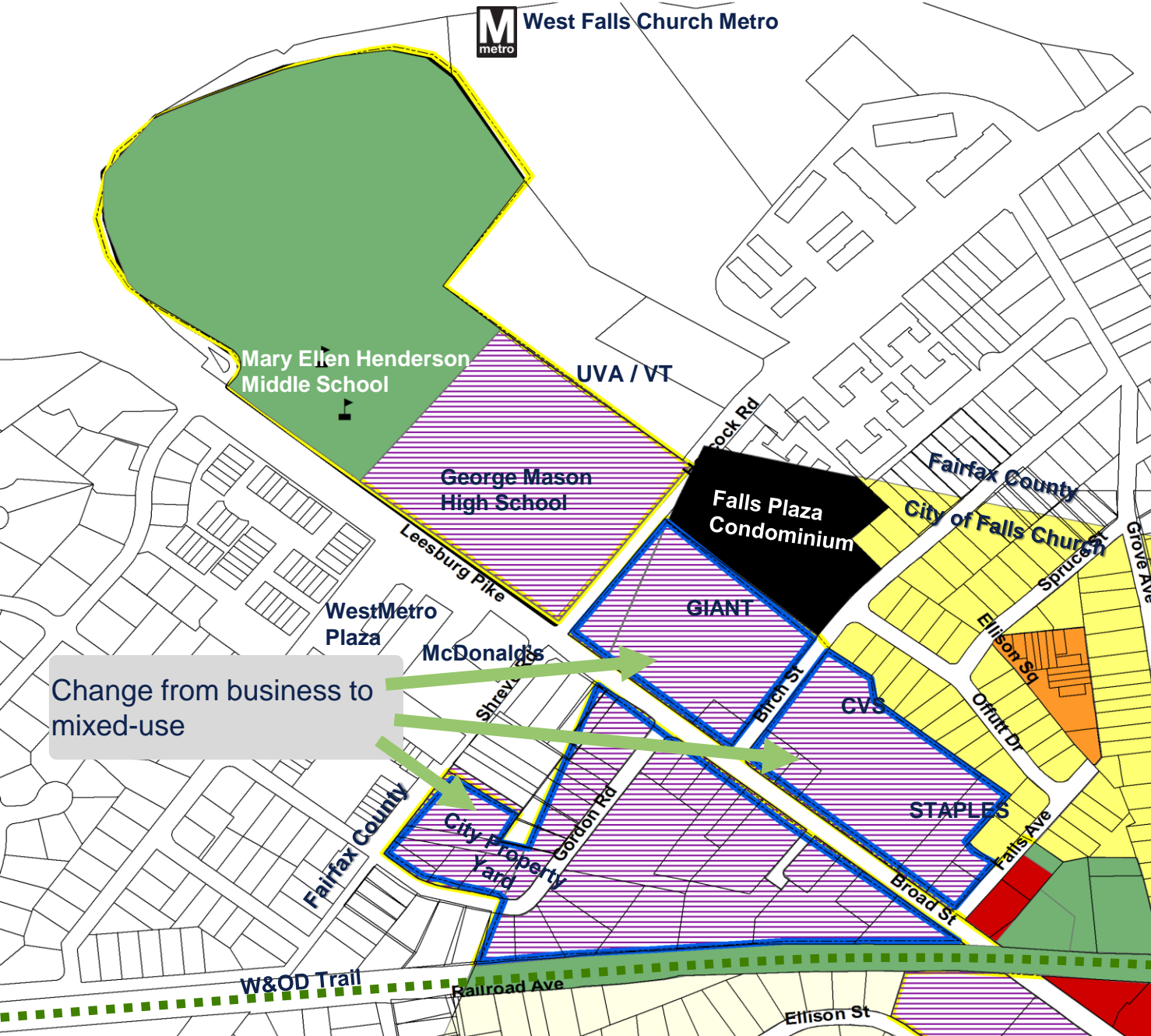


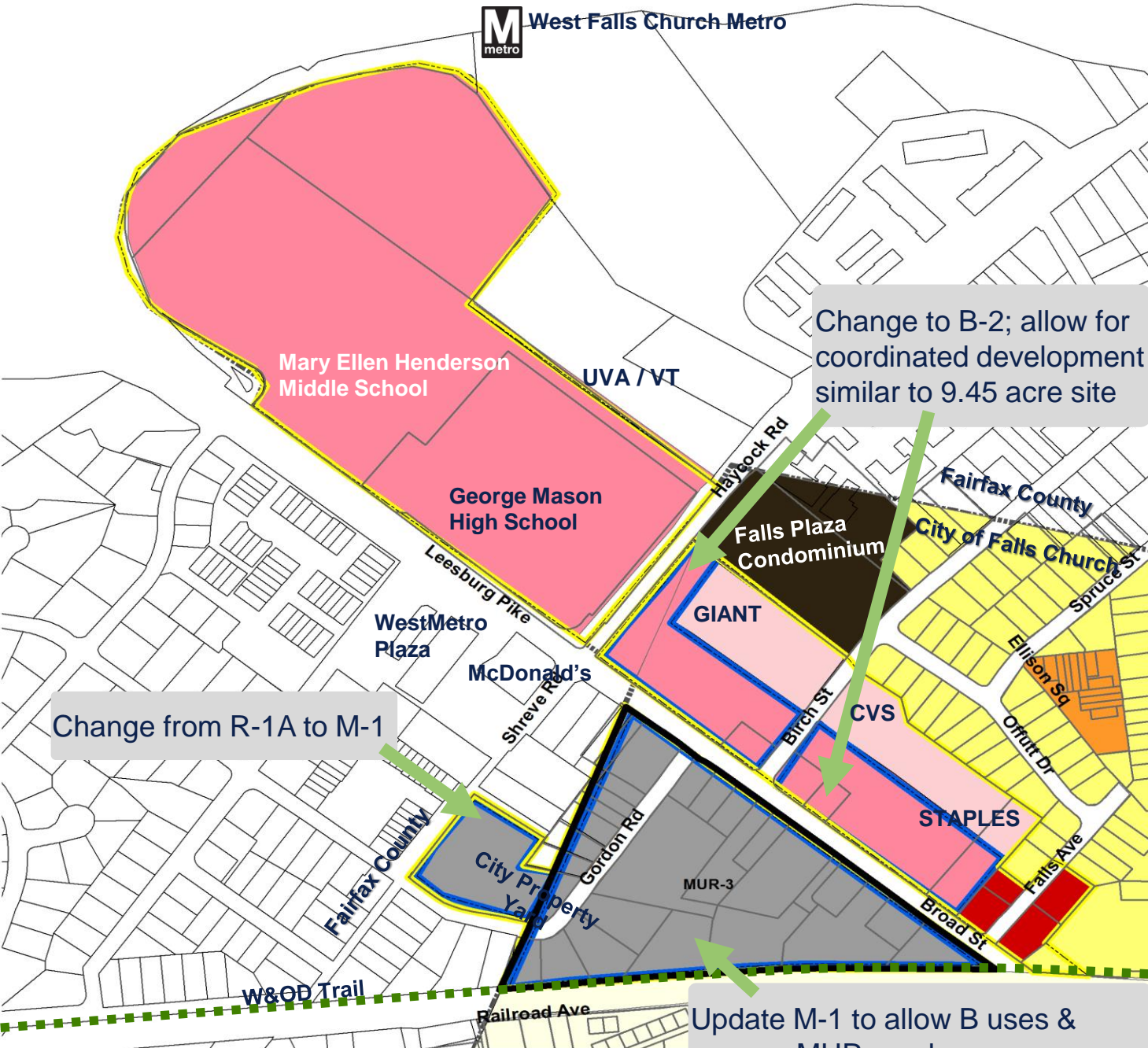
Legend

- Business
- High Density Residential
- Low Density Residential (4.0)
- Low Density Residential (6.0)
- Medium Density Residential
- Mixed-Use
- Park and Open Space
- Potential Change
- School
- Planning Opportunity Areas
- Revitalization District



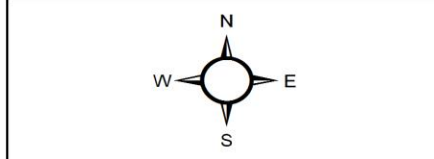
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Potential Zoning Changes

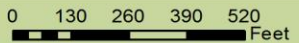
Planning Opportunity Area 4, 7, & 8



Legend

- Planning Opportunity Areas
- Parcel
- MUR Overlay
- Zoning District**
- B-1, Limited Business
- B-2, Central Business
- B-3, General Business
- M-1, Light Industry
- R-1A, Low Density Residential
- R-1B, Medium Density Residential
- R-C, Cluster Residence
- R-M, Multifamily Residential
- Potential Change

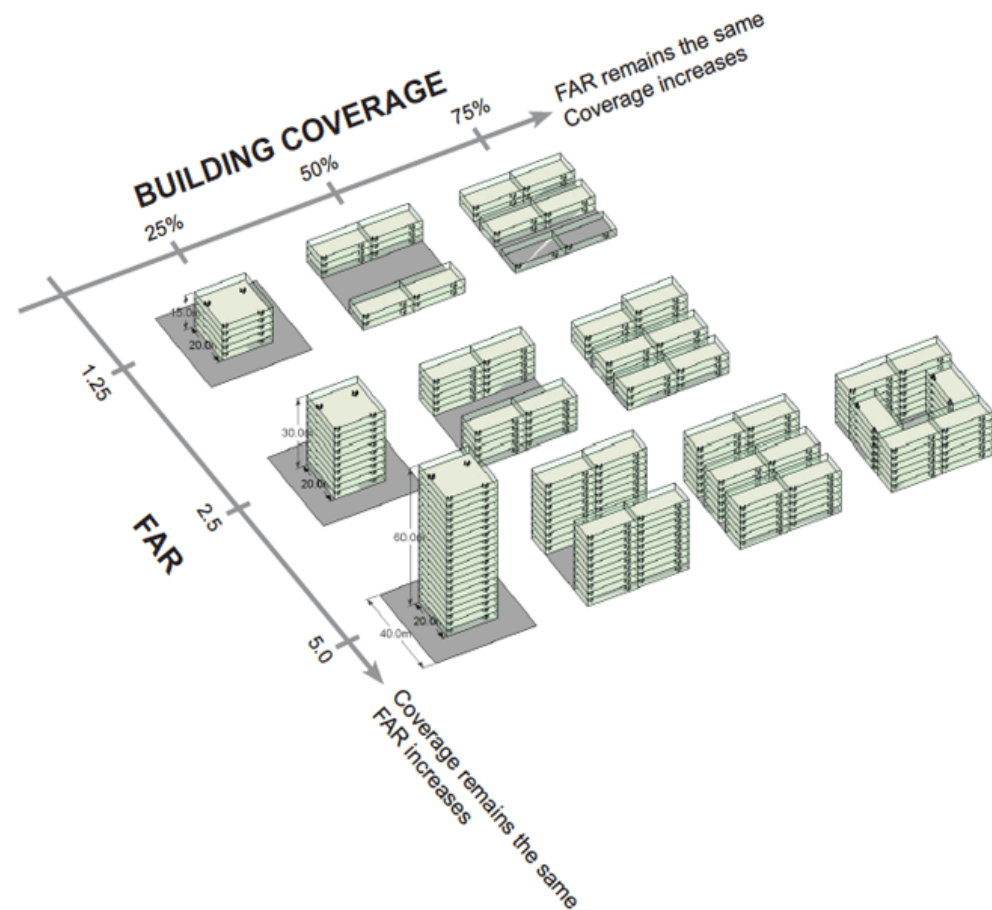




F.A.R.

(Floor - Area - Ratio)

- Getting the most out of the property
- Study area currently less than 0.5 FAR
- Higher FAR (Density) means potential for...
 - Better mix of uses
 - Plazas, squares, green space
 - More walkable streets





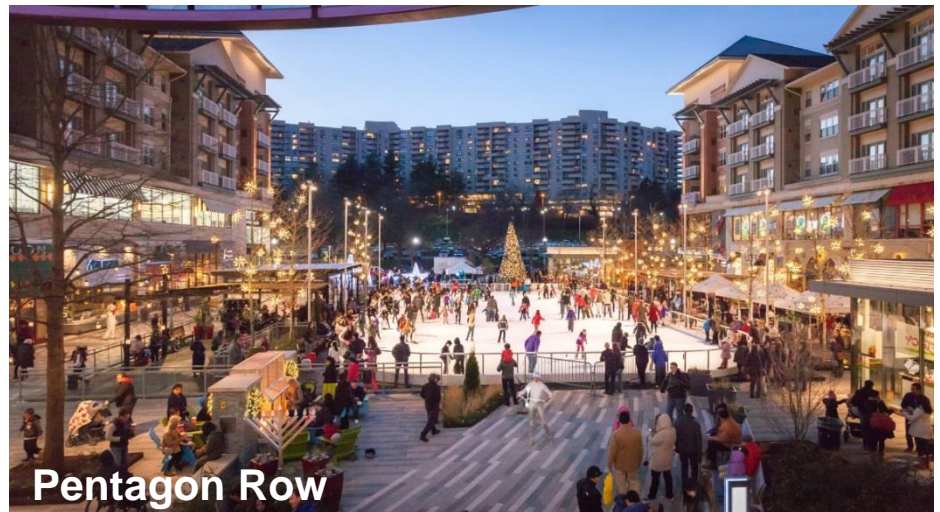
Environment / Parks & Open Space

ALL TYPES OF PARKS

- Opportunity and need to create new open space in WFC
- Parks can come in urban form with more amenities
- Plazas and squares can be outlets for gathering space



Plazas & Streets





Berman Park



West End Green Space

George Mason Fields



West End Park



Potential Green Space/W&OD Connections

URBAN TREE CANOPIES

- Importance of urban trees
 - Shade
 - Air quality
 - Water quality
 - Comfort
- Enhance street tree coverage

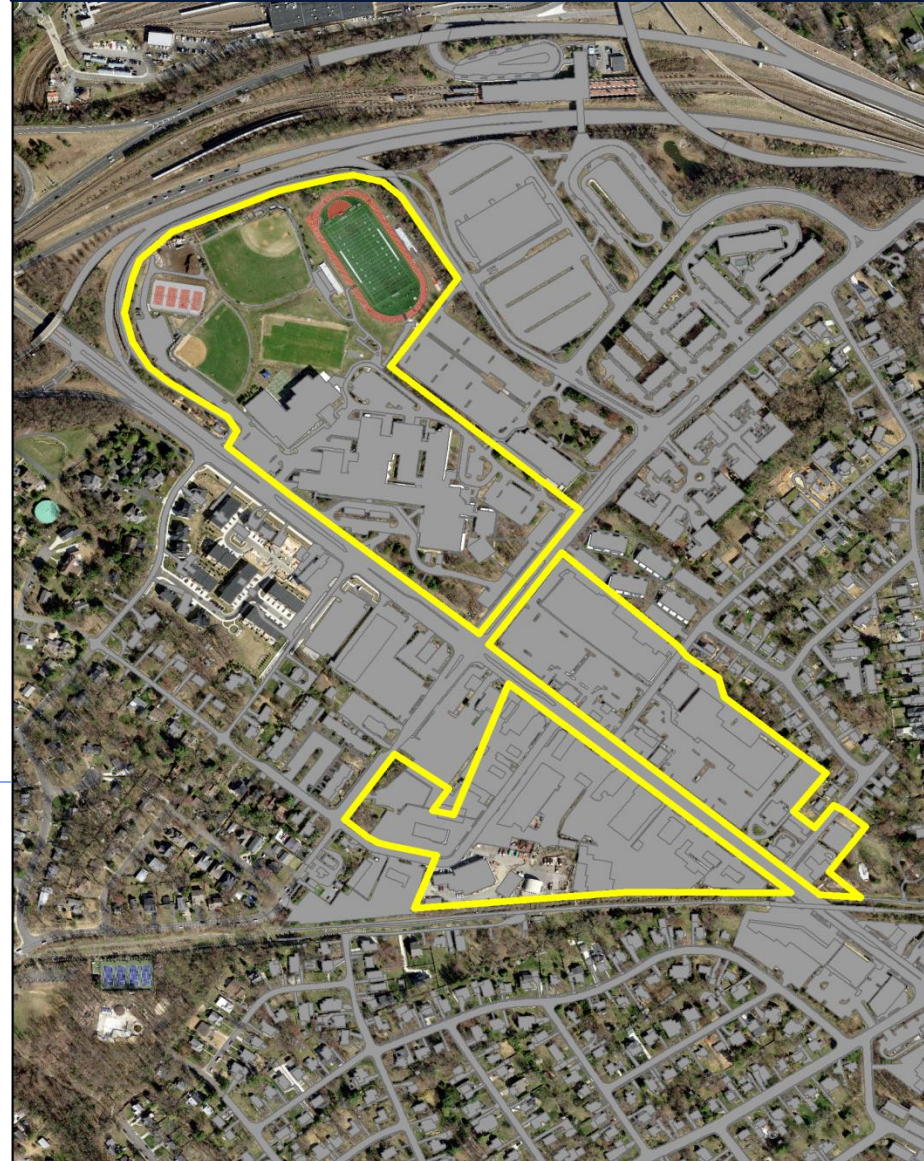
Existing Tree Canopy



STORMWATER

- Opportunity to reduce impervious coverage
- Incorporate green infrastructure (rain gardens/green roofs, etc.)

Existing Impervious Coverage



Breakout Groups

What do you think?

Conversation Stations

Topics – Vision, Strategies,
Actions

Engage – with staff and other
participants

Share – your thoughts

Suggest – improvements

